

ORDINANCE NO. 000608-65

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

A 2.3972 ACRE TRACT OF LAND OUT OF THE JAMES DUNLAP SURVEY NO. 594, FROM RESEARCH AND DEVELOPMENT-PLANNED DEVELOPMENT AREA (R&D-PDA) COMBINING DISTRICT TO PUBLIC (P) DISTRICT, LOCALLY KNOWN AS 12024 VISTA PARKE DRIVE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Research and Development-Planned Development Area (R&D-PDA) combining district to Public (P) district on the property described in File C14-00-2055, as follows:

A 2.3972 acre tract of land out of the James Dunlap Survey No. 594 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 12024 Vista Parke Drive, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "B".

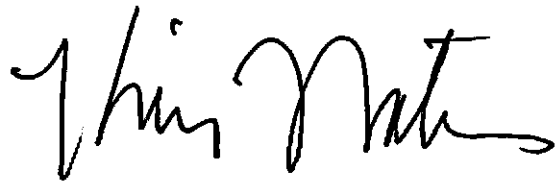
PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on June 19, 2000.

PASSED AND APPROVED


_____, June 8, 2000

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Kirk Watson
Mayor

APPROVED:


Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT A

BEING 2.3972 ACRES OF LAND OUT OF THE JAMES DUNLAP SURVEY NO. 594 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK D, THE PARKE - PHASE B, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 160B OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED TO VISTA CHEMICAL COMPANY BY WARRANTY DEED OF RECORD IN VOLUME 10774, PAGE 1130 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SURVEYED BY K.C. ENGINEERING, INC. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way line of Vista Parke Drive (80.00' R.O.W.), being called Pluma Parke Drive in said plat of The Parke - Phase B, and being in the south line of said Lot 1, Block D;

THENCE North 69°27'34" West along the north right-of-way line of Vista Parke Drive and the south line of Lot 1, Block D a distance of 249.38 feet to a 1/2" rebar with plastic cap set;

THENCE crossing through Lot 1, Block D the following six (6) courses:

1. North 20°28'03" East a distance of 40.00 feet to a 1/2" rebar with plastic cap set;
2. North 69°27'34" West parallel to the north right-of-way line of Vista Parke Drive a distance of 40.00 feet to a 1/2" rebar with plastic cap set at the back of curb of a delivery entrance road;
3. North 20°28'03" East along the back of curb of said delivery entrance road distance of 40.00 feet to a 1/2" rebar with plastic cap set;
4. North 29°55'19" East along the back of curb of the delivery entrance road a distance of 61.80 feet to a 1/2" rebar with plastic cap set;
5. North 20°30'49" East along the back of curb of the delivery entrance road a distance of 218.29 feet to a 1/2" rebar with plastic cap set at the intersection of the back of curb of the delivery road and an existing chain link fence;
6. South 69°17'31" East with said existing chain link fence and a prolongation thereof for a distance of 276.80 feet to a 1/2" rebar with plastic cap set in the west right-of-way line of Woodbay Parke Drive (80.00' R.O.W.), same being the east line of Lot 1, Block D from which a cotton spindle found bears North 14°29'45" East a distance of 69.47 feet;

THENCE along the west right-of-way line of Woodbay Parke Drive and the east line of Lot 1, Block D the following four (4) courses:

1. South 14°27'16" West a distance of 162.16 feet to a 1/2" rebar found for a point of curvature;
2. Along a curve to the right, having a radius of 990.00 feet (record: 990.00 feet), a delta angle of 06°04'20" (record: 06°04'24"), a length of 104.92 feet, (record: 104.94 feet) and a chord which bears South 17°25'22" West a distance of 104.87 feet (record: South 17°30'14" West, 104.89 feet) to a 1/2" rebar found for a point of tangency;
3. South 20°39'27" West a distance of 72.52 feet (record: South 20°32'26" West, 72.48 feet) to a 1/2" rebar with plastic cap set for a point of curvature;

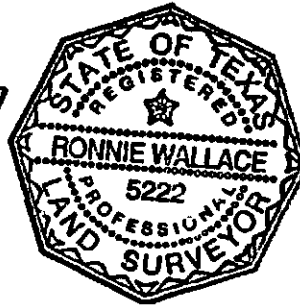
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5. Along a curve to the right, having a radius of 20.00 feet (record: 20.00 feet), a delta angle of $89^{\circ}58'58''$ (record: $89^{\circ}58'58''$), a length of 31.41 feet (record: 31.41 feet), and a chord which bears South $65^{\circ}39'01''$ West a distance of 28.28 feet (record: South $65^{\circ}32'26''$ West, 28.28 feet) to the POINT OF BEGINNING.

This parcel contains 2.3972 acres of land, more or less, out of the James Dunlap Survey No. 594 in Travis County, Texas. Description prepared from an on-the-ground survey made 22 Nov 1999. All bearings are based on the north right-of-way line of Vista Parke Drive being South $69^{\circ}27'34''$ East as depicted in the plat of The Parke - Phase B, a subdivision of record in Volume 87, Page 160B of the Plat Records of Travis County, Texas.

Ronnie Wallace 10 Dec. 99

Ronnie Wallace Date
Registered Professional Land Surveyor
State of Texas No. 5222



Job Number: 479-99002

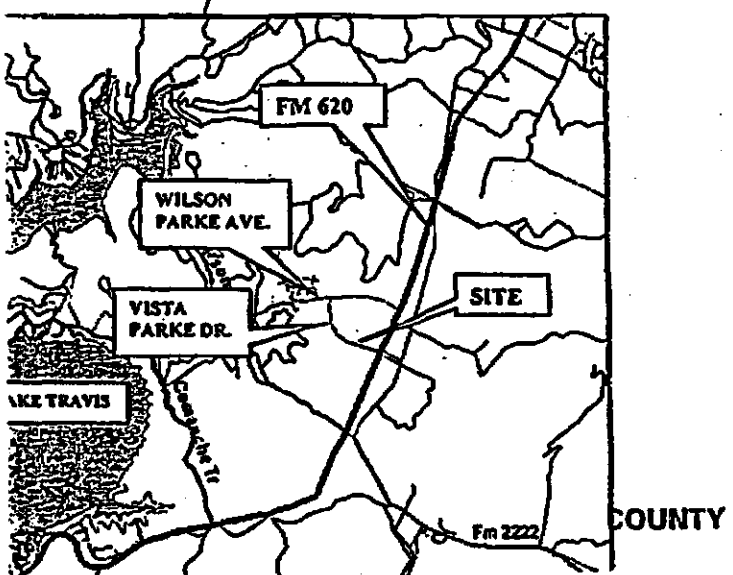
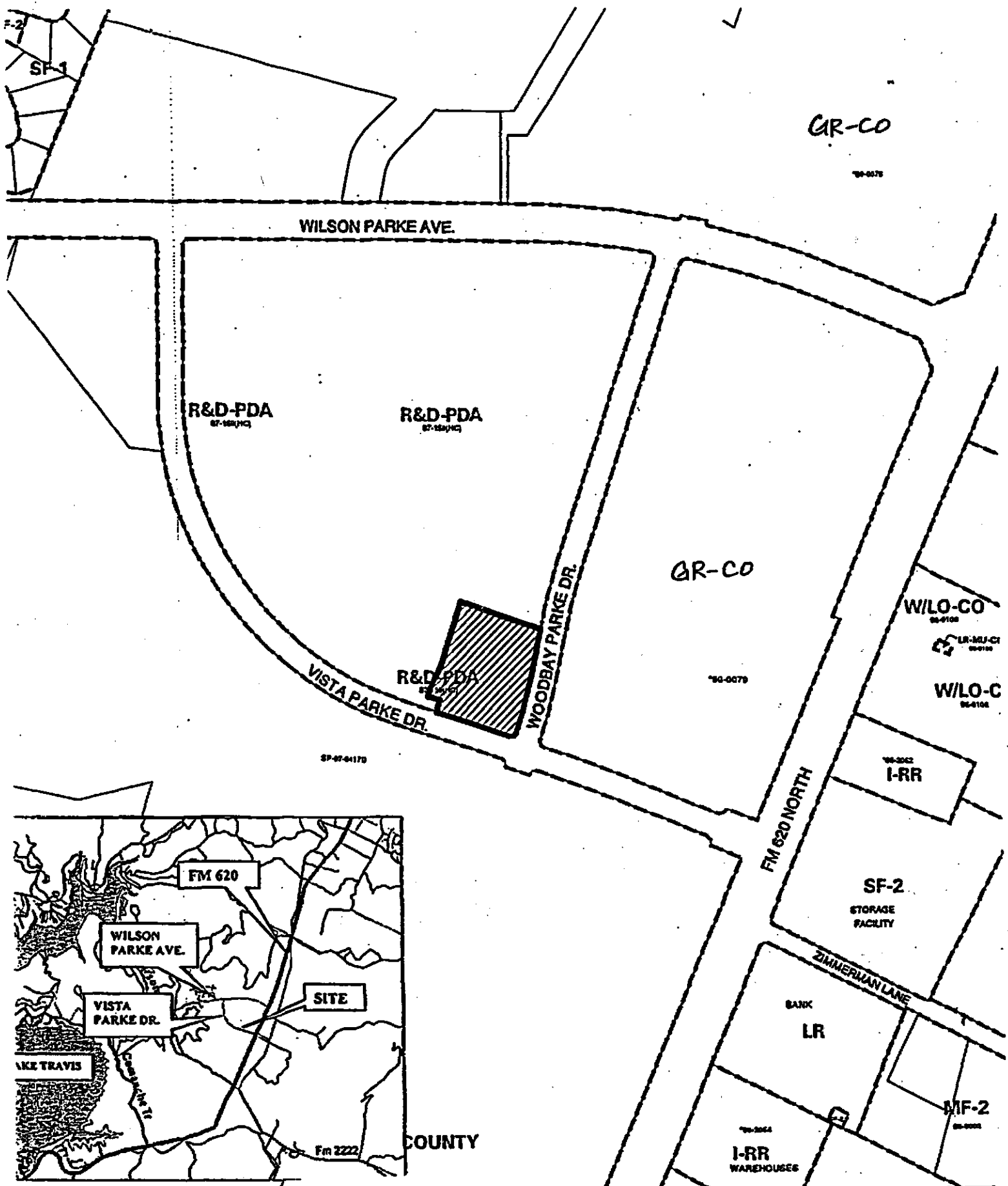
Attachments: Survey Drawing L:\PEC\VISTAPRK\47900201.DWG

L:\PEC\VISTAPRK\FNOTE\47900203.FN

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 400'	SUBJECT TRACT		000608-65	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER D34
	PENDING CASE		CASE #: C14-00-2055	DATE: 00-03		
	ZONING BOUNDARY		ADDRESS: 12024 VISTA PARKE DR.	INTLS: TRC		
	CASE MGR: K.LARSEN		SUBJECT AREA (acres): 2.397			